

The Mountain Reservoirs Land Management Planning process is a systematic method of identifying and evaluating the most suitable use of public lands under TVA stewardship. It uses resource data, computer analysis and public input to allocate land uses to the following land management zones, which correspond to the column, labeled 'Zone Allocation' in the table below. The Zone Allocation column reflects the current land conditions and projected future land use needs. To provide your input on how any or all lands should be allocated, link to the comment form from the Mountain Reservoirs Land Management Plan main page, or attend the public open house.

Non-TVA Shoreland (Zone 1) – Privately owned reservoir lands or lands where TVA maintains flowage easements. This zone will not be changed through the land planning process.

Project Operations (Zone 2) – Land managed for public works including navigation and power generation. Project operations lands may also provide a security buffer around TVA facilities.

Sensitive Resource Management (Zone 3) – Land managed for the protection of significant cultural resources, endangered species, wetlands, and natural and scenic areas.

Natural Resource Conservation (Zone 4) – Land managed for forestry, wildlife enhancement, and dispersed recreation, i.e., hiking, primitive camping, and hunting.

Industrial (Zone 5) – Land managed for economic development including businesses in distribution/ assembly and light manufacturing. Preference will be given for businesses requiring water access.

Recreation (Zone 6) – Land managed to provide recreation activities requiring capital development, i.e., campgrounds, concrete boat ramps, beaches, toilet buildings, marinas, greenways, etc.

Shoreline Access (Zone 7) – TVA-owned lands where approvals for shoreline alterations are considered. TVA's 1998 Shoreline Management Initiative determined the extent of shoreline access lands; therefore, this zone will not be changed through the land planning process.

For planning purposes, land is considered committed if it is under lease, license, or contract; is a developed TVA project such as a dam reservation or power lines; has known sensitive resources present; has a management plan; fronts land transferred or sold for public recreation use; or is a TVA-developed recreation area. Agricultural licenses and other temporary permits are considered to be an interim use of TVA public land and therefore are generally not considered to be committed. All other TVA owned land is considered uncommitted and is available for planning....



Committed Land



Uncommitted Land

Mountain Reservoirs Land Plan Parcel Information Table
Blue Ridge Reservoir

Parcel Number	Acres	Zone Allocation						Description
		2	3	4	5	6	7	
1	287.0	●						Dam Reservation including Overlook and Tailwater Stream Access Site
2	1.7						●	Fronts Property with Access Rights
3	10.5					●		Roadside Picnic Area
4	0.5						●	Fronts Property with Access Rights
5	4.1					●		Fronts Blue Ridge Marina
6	2.9						●	Fronts Blue Ridge Marina
7	**			●				Fronts United States Forest Service Property
8	48.4						●	Fronts Azure Point, Rome Point, and Horse Point Subdivisions
9	1.7			●				Small Island
10	**			●				Fronts United States Forest Service Property
11	1.5						●	Fronts Property with Access Rights
12	3.6						●	Fronts Dry Branch Road Subdivision
13	4.3			●				Protection of Wildlife Habitat and Shoreline Vegetation on Islands
14	**			●				Fronts United States Forest Service Property
15	**					●		Fronts United States Forest Service Lake Blue Ridge Recreation Area
16	1.5			●				Informal Recreation Area with Early Successional Habitat
17	34.1						●	Fronts Blue Ridge Lake Estates
18	1.3			●				Protection of Wildlife Habitat and Shoreline Vegetation on Islands
19	**			●				Fronts United States Forest Service Property
20	**			●				Fronts United States Forest Service Property
21	0.3			●				Protection of Wildlife Habitat and Shoreline Vegetation on Island
22	**			●				Fronts United States Forest Service Property
23	0.1			●				Small Parcel Behind Flowage on Wilscoff Creek
24	**			●				Fronts United States Forest Service Property
25	0.6		●					Protection of Sensitive Natural Resources (Wetlands and Aquatic Species)
26	0.5						●	Fronts Padena Settlement Subdivision
27	**			●				Fronts United States Forest Service Property
28	7.2			●				Protection of Wildlife Habitat and Shoreline Vegetation on Islands
29	1.4			●				Variable Aged Pine/Hardwood Forest adjacent to Antioch Cemetary
30	9.9			●				Mature Upland Hardwood Forest

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Blue Ridge Reservoir

Parcel Number	Acres	Zone Allocation						Description
		2	3	4	5	6	7	
31	5.4						●	Fronts Hazelwood Point Subdivision
32	6.6						●	Fronts Star Creek Estates Subdivision
33	**			●				Fronts United States Forest Service Property
34	2.2						●	Fronts Property with Access Rights
35	11.6		●					Protection of Sensitive Natural Resources (Wetlands)
36	0.9						●	Fronts Property with Access Rights
37	**					●		Fronts United States Forest Service Morganton Point Recreation Area
38	13.6						●	Fronts Ridgeview Estates and Lakeview Subdivisions
39	**			●				Fronts United States Forest Service Property
40	**					●		Fronts United States Forest Service Lakewood Landing Boat Ramp
41	6.1	●						Tennessee Valley Authority Substation
Total Acres:	469.5	** Indicates areas where acreage cannot be calculated.						
	Committed Land - Under current agreement, used for project operations, with sensitive resources, or fronting public recreation land.							
	Uncommitted Land - Land that is considered "Plannable".							